

DEERVIEW CONDOMINIUM ASSOCIATION

FINE POLICY

Effective as of July 22, 2025

Deerview Condominium Association (the "Association") is a Michigan nonprofit corporation formed for the purpose of managing and administering the affairs of the Deerview condominium (the "Condominium").

Article II (f) of the Articles of Incorporation and Article VI, Section 6.5 of the Bylaws empower the Association's Board of Directors to adopt and enforce reasonable rules and regulations concerning the use, operation, management, and enjoyment of the Condominium. Article XVII, Section 17.4 of the Bylaws permits the Board of Directors to adopt rules and regulations establishing fines for violations of the Condominium Documents.

The Board of Directors hereby adopts this Fine Policy pursuant to MCL 559.206(c), Article II (f) of the Articles of Incorporation, and Article VI, Section 6.5 and Article XVII, Section 17.4 of the Bylaws. Any previous fine policy is rescinded and replaced with this Fine Policy, effective ten (10) days after mailing thereof to the designated voting representative of each Co-owner.

FINE POLICY

Pursuant to Article XVII, Section 17.4 of the Bylaws, the violation of any provision of the Condominium Documents by a Co-owner will be grounds for the Association, acting through its Board of Directors, to assess a fine for such violation. This Fine Policy establishes the procedure that the Board of Directors will follow in assessing a fine against a Co-owner, the rights available to a Co-owner upon notice of the violation, and the amounts of the fines that may be assessed against a Co-owner.

Notice of this Fine Policy has been given to all of the Co-owners in the same manner as notices of meetings in Article IX, Section 9.5 of the Bylaws.

A. NOTICE OF VIOLATION

Notice of the violation, including the provision(s) of the Condominium Documents involved, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, will be sent by mail, postage prepaid, to the representative of the Co-owner at the address shown in the notice required to be filed with the Association by Article VIII, Section 8.3 of the Bylaws. If no such notice has been filed, then the notice will be sent to the Unit address or by electronic transmission if authorized by the Co-owner.

B. HEARING AND DECISION

The Co-owner will have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The hearing will be at the Board's next scheduled meeting, or as otherwise scheduled by the Board, but the Co-owner will not be required to appear less than seven (7) days from the date of the notice.

Upon appearance by the Co-owner before the Board and presentation of evidence in defense of the alleged violation, or in the event the Co-owner fails to appear at the scheduled hearing, the Board may, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

C. AMOUNTS

Upon the decision of the Board as described above, the following fines may be levied:

First Violation	Written Warning (no fine levied)
Second Violation	\$50.00
Third Violation	\$100.00
Fourth and All Subsequent Violations	\$200.00

The number of the violation (i.e., First, Second, etc.) is determined with respect to the number of times that a Co-owner violates the same provision of the Condominium Documents as long as that Co-owner is an owner of a Unit or an occupant in the Condominium, and is not based upon violations of different provisions. Any continuing violation that has not been corrected within the timeframe set by the Board, after appropriate notice has been given, shall be considered a new violation and subject to an additional fine. No further hearings other than the first hearing are required for successive or continuing violations once a violation has been found to exist.

D. COLLECTION

Any fines levied will be assessed against the Co-owner in the same manner as provided in Article II of the Bylaws and due and payable by the date stated in the fine assessment notice. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents, including, but not limited to, those described in Article II and Article XVII of the Bylaws.

E. CUMULATIVE RIGHTS

The exercise of the Association's right to impose fines for a violation of the Condominium Documents is not an exclusive remedy. All rights and remedies available to the Association under the Condominium Documents are cumulative, and the exercise of any one or more rights or remedies is not an election of remedies and does not preclude the Association from exercising any other rights, remedies, or privileges as may be available at law or in equity.

This Fine Policy has been adopted by the Board of Directors by the unanimous written consent of all Board members under MCL 450.2525 on July 22, 2025, and shall be effective as of the date written above.

Deerview Condominium Association

A handwritten signature in cursive script, appearing to read "Gina Prospal", written over a horizontal line.

By: Gina Prospal

Its: President